

Cover Sheet for:

Site Plan 8-02014A

Project Application



Development Review Division

Effective July 1, 1999

Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

APPLICATION

Site Plan Review

AMENDMENT

STAFF ONLY!

For M-NCPPC Staff Use Only

Date Application & Fee Received	6/5/03 by AB	Site Plan File Number	8 - 02014 A
SPR Fee (Attach Fee Worksheet)		Final FCP Number	
Date Application Complete	6/5/03 by AB	NRI/FSD Number	
SPR Deadline		DRC Meeting Date	N/A
		MCPB Hearing Date	

Proposed Site Plan Name (if amendment, use original site plan name) CLARKSBURG TOWN CENTERPreliminary Plan Name Clarksburg Town Center File Number 1 - 95042

Pre-Application Submission Name, if any _____ File Number 7 - _____

Project Plan Name, if applicable Clarksburg Town Center File Number 9 - 94004If previously approved Site Plan, File Number 8 - 02014

Planning Board Opinion Date ____ / ____ / ____

Status: _____ Void

_____ Extended to (date) ____ / ____ / ____

_____ Withdrawn

_____ X Amended by this application

If no prior Preliminary Plan, check one of the following: ☐ Preliminary Plan currently being reviewed☐ Lot already recordedIf Record Plat recorded, M-NCPPC Record Plat Number 22536Is this a loophole property? ☐ Yes ☒ No (Refer to MCC Bill #1-88, concerning a timely APF review prior to issuance of a Building Permit.)

Other previous or pending application information:

If schematic Development Plan as part of Local Map Amendment (59H2.4A)

Case Number G - _____ date granted ____ / ____ / ____

If approved Development Plan (59-D-1)

Case Number G - _____ date granted ____ / ____ / ____

If approved Project Plan (59-D-2)

File Number 9 - _____ date approved ____ / ____ / ____

If Special Exception/Variance

Case Number S - _____ or A - _____ date adopted ____ / ____ / ____

Tax Account Number 1. 160200028787 2. 160200026117 3. _____ 4. _____Tax Map Page Number EW

Location:

(complete either A or B)

A. On _____, _____ feet _____ of _____
Street Name Distance N, E, S, W, etc. Street NameB. NW quadrant, intersection of Clarksburg Square Road and Clarks Crossing Drive
N, E, S, W, etc. Street Name Street Name

(complete either C or D)

C. On _____, _____ feet _____ of _____
Street Name Distance N, E, S, W, etc. Street NameD. _____ quadrant, intersection of _____ and _____
N, E, S, W, etc. Street Name Street NamePlanning Area Number 13

Site Plan Review Application

Site Area:

Gross area of Site Plan	<u>108,243</u>	ac.	<u>2.48</u>	s.f.
Area dedicated to Public Use	<u>0</u>	ac.	<u>0</u>	s.f.
Total net area of Site Plan	<u>108,243</u>	ac.	<u>2.48</u>	s.f.
Area by Zone: Zone 1: <u>2MX-2</u>	<u>108,243</u>	ac.	<u>2.48</u>	s.f.
Zone 2: _____	_____	ac.	_____	s.f.
Zone 3: _____	_____	ac.	_____	s.f.

Incorporated Municipality or Special Taxing District, if applicable _____

Is site in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ No

Is site on the Master Plan for Historic Preservation? ☐ Yes ☒ No

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	_____	Commercial Office	_____
One-family semi-detached	_____	Commercial Retail	_____
One-family attached	_____	Industrial	_____
Townhouses	_____	Other _____	_____
Duplex	_____	Other _____	_____
Triplex	_____	Other _____	_____
Multi-family	_____	Other _____	_____
Total proposed	_____	Other _____	_____
Included MPDUs	_____	Other _____	_____
Included TDRs	_____	Total Proposed	_____
Existing dwelling units to remain	_____	Existing to remain	_____

Method of Development: ☐ Standard ☐ Cluster ☐ MPDU ☐ TDR ☐ _____
Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance) _____

 Other _____

Site Plan Review Application

Application Information:

1. Applicant (Owner or Contract Purchaser)

Name Terrabrook Clarksburg, LLC Contact Person Jim Richmond
 Street Address 23330 Frederick Road
 City Clarksburg, MD 20871 State MD Zip Code 20871
 Phone Number (301) 540-9763 Fax Number (301) 540-9765

2. Developer (if different from Applicant above)

Name _____ Contact Person _____
 Street Address _____
 City _____ State _____ Zip Code _____
 Phone Number _____ Fax Number _____

3. Engineer

Name Charles P. Johnson & Associates, Inc. Contact Person Les Powell
 Street Address 1751 Elton Road Suite 300
 City Silver Spring, MD 20903 State MD Zip Code 20903
 Phone Number (301) 434-7000 Fax Number (301) 434-9394

4. Architect

Name O'Neil & Manion Architects P.A. Contact Person Bill Manion
 Street Address 6931 Arlington Road, Suite 306
 City Bethesda, MD 20814 State MD Zip Code 20814
 Phone Number (301) 654-7004 Fax Number (301) 652-9472


5. Landscape Architect

Name O'Doherty & Graham Contact Person Debbie Smith
 Street Address 229 Prince George Street
 City Annapolis, MD 21401-1631 State MD Zip Code 21401-1631
 Phone Number (410) 269-5886 Fax Number (410) 268-4032

6. Attorney

Name Linowes & Blocher Contact Person Steve Kauffman
 Street Address 7200 Wisconsin Avenue, Suite 800
 City Bethesda, Maryland 20814 State MD Zip Code 20814
 Phone Number (301) 654-0504 Fax Number (301) 654-2801

Signature of Applicant (Owner or Contract Purchaser)

Signature 
 Name (Type or Print) LES POWELL

Date 6/5/07

An application will not be accepted for processing until all required information and fees have been provided.

- [illegible]

Site Plan Review

Checklist

- i. A grading plan
- j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing
- k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
- l. TDR calculations, if applicable
10. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan
11. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics ..
12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan
13. List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements
14. Site Plan Enforcement Agreement and HOA documents, if applicable ...
15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability
16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter ..
18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
19. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
12		
12		
12		
1		
1		
2		
3		
3		
3		
3		
1		

Site Plan Review

Checklist

POST-APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

1. Site development and grading plan (signed)
2. Landscape and lighting plan (signed)
3. Architectural plans, including FAR calculations, if required
4. Structure parking plans, if required
5. Phasing plan, where required
6. Site Plan Enforcement Agreement (original signature)
7. Development Plan
8. Homeowner association documents (final draft)
9. Copy of engineer's certificate for design of private streets, if required
10. Other agreements (original signature)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
2		
1		
1		
2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signature

Signature

Name (Type or Print)

Date

6/5/03